

**KUMMER  
KAEMPFER**

**KUMMER KAEMPFER BONNER  
RENSHAW & FERRARIO**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

TABITHA F. KEETCH

tkeetch@kkbrf.com  
702.792.7051

LAS VEGAS OFFICE  
3800 Howard Hughes Parkway  
Seventh Floor  
Las Vegas, NV 89169  
Tel: 702.792.7000  
Fax: 702.796.7181

RENO OFFICE  
5585 Kietzke Lane  
Reno, NV 89511  
Tel: 775.852.3900  
Fax: 775.852.3982

SUMMERLIN OFFICE  
3425 Cliff Shadows Parkway  
Suite 150  
Las Vegas, NV 89129  
Tel: 702.693.4260  
Fax: 702.939.8457

CARSON CITY OFFICE  
510 W. Fourth Street  
Carson City, NV 89703  
Tel: 775.882.1311  
Fax: 775.882.0257

March 26, 2007

City of Las Vegas Planning Commission  
731 S 4<sup>th</sup> Street  
Las Vegas, NV 89101

**Re: Site Development Plan Review and Variance  
3700 N. Decatur ANP # 138-12-601-005  
SLNV Investments, LLC**

To Whom it May Concern:

Please be advised this office represents the applicant in the above referenced matter. This application is a request for a site development plan review and a variance for a previously approved development on approximately 2.94 acres located west of Decatur Boulevard and south of Gilmore Avenue.

The site plan depicts 7 single family lots ranging in size from 11,000 square feet to 17,000 square feet. The proposed density is 2.38 dwelling units per acre. To the north are R-1 and RPD-4 zoned developments, to the east across Decatur is entirely R-1, to the south and west are R-E zoned properties.

While the long and narrow shape of the property limited the layout possibilities, the applicant has designed the site so as to be sensitive to surrounding developments and to ensure compatibility with the area. The site plan depicts the largest lot on the southwest corner adjacent to the R-E zoned parcels with the private street alignment and 5 feet of landscaping buffering the remaining lots from the R-E lots to the south. The variance request is to allow an RPD on less than 5 acres. The RPD mechanism is necessary for this particular site because of its shape and because it is an infill property bounded by varying densities.

Lastly, the proposed site development plan review and variance were previously approved. Unfortunately, the applications recently expired. The applicant submitted an application to extend the zoning and that application was approved in December of 2006.

We appreciate your kind consideration of this matter. Please call me if you have any questions or if you need any additional information. Thank you.



**VAR-20793  
SDR-20792  
05/10/07 PC**

KUMMER  
KAEMPFER

To Whom it May Concern  
March 26, 2007  
Page 2

Sincerely,

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO

  
Tabitha F. Keetch

TFK/lcj

VAR-20793  
SDR-20792  
05/10/07 PC

RECEIVED  
MAR 27 2007